

# 18. TE ANAU



## LANDSCAPE CHARACTER

Small, growing town and tourist centre located on old river delta/peninsula at the edge of Lake Te Anau. Commercial centre and expanding residential area. Bordered west and south by lake, north by domain and large new subdivisions on the remaining delta, and to the east by terrace escarpments where there are also new subdivisions currently under development. Vegetation dominated by exotic trees and shrubs.

## KEY CHARACTERISTICS

- Township and tourist centre
- Old centre being surrounded by new residential subdivisions
- Lake shore position with views across to the National Park

## LANDSCAPE CHARACTER SENSITIVITY: **LOW but sensitive lake shore boundary**

*Natural Factors:* Strongly influenced by position on lake edge, low elevation and level gradient

*Cultural Factors:* Dominated by commercial/tourism and residential land use patterns

*Quality/Condition:* Highly modified

*Aesthetic Factors:* attractive position on lake shore

## VISUAL SENSITIVITY: **LOW but sensitive lake shore boundary**

*Visibility:* Visible from the lake, Te Anau-Manapouri Rd approach and Te Anau-Milford Rd approach. Views within town restricted by buildings and amenity plantings.

*Populations:* Small town and gateway to Fiordland - numbers of visitors swell dramatically over the summer season however viewing population likely to expect future growth in this area.

## LANDSCAPE VALUES

- Lake shore position and view shafts